

REAL ESTATE MARKET NEWS AND COMMENT

**Long Lease Closed by Restaurant
in New Building at 5th
Ave. and 26th St.**

CANCELS TORRENS TITLE

**Mrs. G. B. Hayes Couldn't Bor-
row on Mortgage—Small Up-
town Apartments Sold.**

There was a lease closed yesterday in the new building at Fifth avenue and Twenty-sixth street, which is of interest as showing the complete change which has come over that part of the city. Where the Cafe Martin only a few months ago was the rendezvous of those who liked to dine well there will shortly be a branch of the Exchange Buffet, a quick lunch room, P. C. Goode's, of the firm of N. Brigham Hall and William D. Bloodgood, and L. Van Bensselaer has leased for the Fifth Avenue and Twenty-sixth Street Company all of the basement, part of the sub-basement and a store on Twenty-sixth street to the Exchange Buffet Company for twenty-one years from September 1, 1913, at an aggregate rental of \$50,000.

The proprietors of such restaurants are among the best rental experts in the city, and for them to take space like that rented is good indication that they look upon the growing Madison Square section as one of the best in the city.

TORRENS TITLE WITHDRAWN.

It was announced yesterday that Mrs. Gertrude B. Hayes will withdraw from registration under the Torrens system to 506 West End avenue which she placed on record in June, 1911. It is stated that the reason for the withdrawal is the owner's inability to procure a mortgage on the property while it was registered under the Torrens system. Quite recently when another title was withdrawn Gilbert Ray Hawes stated that he was organizing a mortgage company to lend on properties so registered.

If Mrs. Hayes, or rather Mr. Hayes, has given up the fight for the Torrens system, that method of recording ownerships probably will be heard of no more. Mr. Hayes was the system's chief supporter in this city. With many other real estate men and lawyers he urged the passage of the Torrens law for several years. All kinds of time was spent and plenty of money to bring about this method, and after the legislature provided for Torrens registration an expensive bureau was established to look after the recording of deeds. The net result of all of this is that seven titles have been recorded in this county, of which one has been withdrawn and one is about to be.

BUILDER BUYS IN L. I. CITY.

James B. Thomas has sold to a builder for improvement with a five story apartment house six lots located on Twenty-sixth and Thirtieth avenues and Twelfth and Thirtieth avenues and situated as follows: Twelve lots on the north side of Eighty-fourth street east of Twelfth avenue, four lots on the southerly side of Eighty-fourth street east of Twelfth avenue, eight lots on the northwest corner of Thirtieth avenue and Eighty-fourth street, nine lots on the northeast corner of Thirtieth avenue and Eighty-fifth street, two lots on the southwest corner of Thirtieth avenue and Eighty-fifth street, fourteen lots on the southwest corner of Twelfth avenue and Eighty-fifth street and ten lots on the east side of Twelfth avenue between Eighty-fourth and Eighty-fifth streets.

James B. Thomas has sold to a client the four story double flat at 213 Kent street on lot 28416.

STATE ISLAND SHIPYARD SOLD.

J. Sterling Drake has sold through Charles Warren Trembley to the Bradley Improvement Company, for the Marine Construction Company, their plant at Mariners Harbor, occupying a plot 355x105 ft. on Richmond Terrace. The property embraces two marine railways, shops, warehouse, complete shipyard outfit, a dry dock, three large, &c. This is the largest and largest shipyards on Staten Island having been established by William H. Lissenden nearly fifty years ago, and has been in constant operation ever since.

The Bradley Improvement Company contemplates extensive betterments that will not only improve the property but add greatly to local prosperity.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and The Bronx.

(1) 14. **Vine Street.** — By Joseph P. Day.

18TH ST. S. W. s. 45 w. 5th ave. 235x250 ft. and site of former 10th street, Long Island City, also sold a plot 100x125 on the east side of Fifth avenue between Graham and Pierce avenues and a plot 50x100 on the west side of Fifth avenue between Webster and Washington avenues to an investor.

PLOT SALES AT ARVERNE.

The Somerville Realty Company reports the following sales at Somerville Park, Arverne: A plot of twenty lots on Amstel boulevard and Morris Avenue to David M. Michel and D. J. Hammerling; a plot 40x100 on the north side of Amstel boulevard between Wavecrest and Remington avenues to Louis Gordon; a plot 40x100 on the west side of Clarence avenue between Elizabeth and Almeda avenues to Samuel Engelberg; a plot 40x100 on the west side of Clemence avenue between Elizabeth and Almeda avenues to Nathan Jaffee; a plot 40x100 on the west side of Vernon avenue to J. Springfield; and at Arverne a plot 40x100 on the northwest corner of Almeda and Vernon avenues to Joseph A. Powers, Deputy State Architect, upon which he will erect a residence for his own occupancy.

BABYLON PROPERTIES TRADED.

Mr. J. Taylor, in conjunction with Joseph Hobson, has sold for Herberta Jones and M. Louise DuBois their country place on Carl avenue, Babylon, L. I., taking in part payment a corner plot of four lots in Argyle Park.

CEDARHURST BUYERS.

E. S. and F. Voss have sold for Mrs. Mary T. Murry thirty lots on Pearl street, for Francis V. McElroy and Harry T. McManus eleven lots at the corner of Washington and Pearl streets; for Mrs. P. H. Faber ten lots on Faber's place, and for George T. Soper four and one-half lots on Summit avenue.

BUYS HUNTINGTON FARM.

Morris & Gerard have sold for Edmund S. Palmer, Mrs. Francis A. Gutierrez, his farm of 120 acres in the Cedar Hills section south of Huntington, L. I. It is the intention of Mrs. Gutierrez that she bags on a large scale. Buildings are to be erected immediately to care for 2,000 pigs. This is a new industry on Long Island and its success will be watched with interest.

MAMARONECK GARAGE IN TRADE.

John A. Steinmetz has sold for John Mariano, a garage on a plot 50x258, 100 feet from Broadway, the property has been sold at \$10,000.

WEST 41ST STREET. — The estate of John S. Pearson has sold 125 Ave. F, Forty-first street, a three story and basement dwelling on lot 20898.3, between Sixth avenue and Broadway, to Woodbury G. Langdon, who owns 119 and 127 in the same street. Mr. Langdon also owns the abutting property at 116 to 120 West Forty-second street. William Crukshank's Sons were the brokers.

WEST 57TH STREET. — Goodale, Perry & Dwight have sold to John Horn, a client of J. C. Brooks for Ellen Blackburn, 457 West Fifty-seventh street, a four story building on lot 17x195.5.

WEST 128TH STREET. — Adelberg & Berman have bought from the Belgrade Realty Company the two five story apartment houses known as Riverview Courts at 623 to 629 West 126th street, each on plot 54x99.11, located 1358 feet east of Riverside Drive.

CITY PROPERTY PURCHASERS.

John W. Sterling of the law firm of Sherman & Sterling is the buyer of the plot 100x100, at the northeast corner of Sherman avenue and 267th street, reported sold yesterday by the Mamaronocke Mortgage and Security Company. The brokers were John N. Golding and the Deane & Deane Company.

Ferdinand Hecht is the buyer of the eight lots on the west side of Southern Boulevard, 25 feet north of Jennings street, the sale of which was reported yesterday. William R. Rose of the law firm of Rose & Putzel was the seller.

WEST END APARTMENTS.

Plans have been filed in the Bronx for the construction of two nine story apartment houses, each 62 feet front and 85 feet deep, on the north side of Eighty-eighth street, 100 feet east of West End avenue. The facades will be of brick, limestone and terra cotta and each will accommodate twenty-eight families. The A. C. & H. M. Hall Realty Company is the owner and the total cost has been estimated at \$175,000.

LOFTS FOR APARTMENT SITE.

On the southwest corner of Broadway and Fifty-seventh street is to be erected a six story fireproof store and loft building for the Rutland Realty Company, which will have a front of 51.11 feet and a depth of 29.2 feet. House & Goldstone are the architects and have estimated the cost at \$75,000. The site is now occupied by the Rutland apartments.

BRONX BUILDING PLANS.

Plans have been filed in the Bronx by Henry Nordheim for the construction of four two story brick dwellings each 29x15 on the south side of Watson avenue, 105 feet east of Olmstead avenue, for Charles Devermann at a total cost of \$24,000. Maximilian Zirkel has filed plans for two five story brick tenements, 7x30 and 7x35, on the southeast corner of 163rd street and Interlaken avenue, for Charles Pincus at a total cost of \$125,000. Charles Schaefer Jr. Company have filed plans for building two five story brick tenements each 58x87.10 on the east side of Andrews avenue, 652 feet north of 183d street, for Edward Hurley at a total cost of \$110,000, and J. C. Brooks has filed plans for four stone brick flats, on plot 28x36, on the west side of Grand Boulevard, 282.1 feet north of 184th street, for the Excelsior Realty Company, John H. Leith, president, at a cost of \$25,000.

DWELLINGS RENTED.

Pease & Ellman have leased the dwelling at 161 East Thirty-sixth street to Wesley C. Mitchell.

COMMERCIAL LEASES.

The McKeon Realty Company has leased the eleventh and twelfth lofts and the pent house of the new building which is erecting at 424 to 438 West Thirty-third street, to the Zeebs, Wilkins & Co. Inc.

Frederick Fox & Co. have leased for the Haymes estate, represented by E. E. Martin, the store, basement and sub-basement in 576 and 578 Broadway for a term of years to Felix Taussig (the

son of Max), 425 Main street, 35 Nassau street, and 125 H. W. Wilson street, all in Manhattan.

John H. Smith to J. Romaine Brown, 240 Convent street, and Alex. P. Kinnon, 258 West 14th street, and L. Smith, 41 Bedford street, to Edie Franklin, 429 Main street, and 125 H. W. Wilson street, all in Manhattan.

THE 21ST STREET.—The Dwyer & Sons Construction Company has leased 1129 Forest avenue, a three story two family brick dwelling, on lot 25x100.

EAST 235TH STREET. — The Benjamin Johnson Realty Company has sold 944 and 946 East 225th street, two two family frame dwellings, each on plot 25x100.

THIRTEEN BOULEVARD. — The Dwyer & Sons Construction Company has leased 1831 Southern Boulevard, five-story apartment house with stores, on plot 52x57. It is one of three houses completed.

16TH STREET. — L. & A. Pincus have purchased the triangular block bounded by Fox, Simpson and 163d streets, having frontages of 262.02, 231.11 and 206.65 feet respectively. Two six story elevator apartment houses will be erected on the 163d

street frontage, and at the junction of Fox and Simpson streets a five story structure will be built.

JACKSON AVENUE. — Joseph Stoltz has sold \$15 and \$17 Jackson avenue, two three story dwellings, on plot 39x16, between 158th and 160th streets.

BIG BROOKLYN LOT SALE.

Frank A. Seaver has sold for E. W. Youches, sixteen lots located on Eighty-fourth and Thirtieth avenues and Twelfth and Thirtieth avenues and situated as follows: Twelve lots on the north side of Eighty-fourth street east of Twelfth avenue, four lots on the southerly side of Eighty-fourth street east of Twelfth avenue, eight lots on the northwest corner of Thirtieth avenue and Eighty-fourth street, nine lots on the northeast corner of Thirtieth avenue and Eighty-fifth street, two lots on the southwest corner of Thirtieth avenue and Eighty-fifth street, fourteen lots on the southwest corner of Twelfth avenue and Eighty-fourth street east of Twelfth avenue, eight lots on the northwest corner of Thirtieth avenue and Eighty-fourth street, nine lots on the northeast corner of Thirtieth avenue and Eighty-fifth street, two lots on the southwest corner of Twelfth avenue and Eighty-fourth street east of Twelfth avenue, eight lots on the northwest corner of Thirtieth avenue and Eighty-fourth street, nine lots on the northeast 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